

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 21 TO LEASE NO. GS-11B-70315	DATE FEB - 7 2006
ADDRESS OF PREMISES <div style="text-align: right; padding-right: 50px;"> Judiciary Center 555 4th Street, NW Washington, DC 20001-0000 </div>			
THIS AGREEMENT, made and entered into this date by and between <div style="display: flex; justify-content: space-between;"> whose address is: 555 Fourth Street Associates Woodmark Real Estate Services, Inc. Suite 1200 </div>			
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:			
WHEREAS, the parties hereto desire to amend the above Lease.			
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>1/1/06</u> , as follows:			
Base (CPI-W-U.S. City Avg)	December	1997	158.2
Corresponding Index	December	2005	192.5
Base Operating Cost Per Lease		\$	(b) (4)
% Increase in CPI-W			0.216814159
Annual Increase In Operating Cost		\$	(b) (4)
Less Previous Escalation Paid		\$	167,449.49
Annual Increase In Operating Cost Due Lessor		\$	(b) (4)
Effective <u>1/1/06</u> , the annual rent increased by		\$ (b) (4). The new annual rent is	
\$ 11,357,877.34 payable at the rate of \$946,489.78		per month in arrears. The rent check	
shall be made payable to:			
555 Fourth Street Associates Sumitomo Bank LTD. Acct: (b) (4) 555 4th Street, NW One World Trade Center, Suite 9549 New York-Manhattan, NY 10048-0000			
All other terms and conditions of the lease shall remain in force and effect.			
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.			
LESSOR 555 Fourth Street Associates			
BY _____		_____	
(Signature)		(TITLE)	
IN THE PRESENCE OF (WITNESSED BY:)			
_____		_____	
(Signature)		(Address)	
UNITED STATES OF AMERICA			
(b) (6)			
BY _____		GSA, NCR, PBS, CBD	
(SIGNATURE)		(Official Title)	



GSA National Capital Region

555 Fourth Street Associates
Woodmark Real Estate Services, Inc.
555 4th Street, NW
Suite 1200
Washington, DC 20001-0000

FEB - 7 2006

Re: Judiciary Center
555 4th Street, NW
Washington, DC 20001-0000
GS-11B-70315

Dear Sir/Madame:

Enclosed, please find one copy of Supplemental Lease Agreement No. 21 which provides for operating cost escalations for Government-leased space located in the above building.

In accordance with the basic lease agreement, the Government has executed the enclosed SLA which reflects a rent increase to be paid with your next monthly rent check. Please retain this copy for your files.

Should you have any questions concerning this matter, please contact Judy Hicks of my staff on (202) 205-9746.

Sincerely,

A handwritten signature in black ink, appearing to be "B. Brandt", written over a horizontal line.

Contracting Officer
D.C. SERVICE CENTER, GSA, NCR, PBS

Enclosure